



Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode

910/28 Bank Street, South Melbourne, 3205

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

or range between

\$825,000.00

&

\$835,000.00

Median sale price

Median price

\$615,000.00

Property type

Unit/Apartment

Suburb

SOUTH MELBOURNE

Period - From

Nov 2020

to

Oct 2021

Source

CoreLogic

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

| Address of comparable property | Price | Date of sale |
|---|--------------|--------------|
| 1105/18 Hoff Boulevard Southbank VIC 3006 | \$825,000.00 | 23/07/2021 |
| 1202/480 St Kilda Road Melbourne VIC 3004 | \$826,000.00 | 19/08/2021 |
| 1403/8 Waterview Walk Docklands VIC 3008 | \$835,000.00 | 28/10/2021 |

This Statement of Information was prepared on: Monday 22nd November 2021